

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>01-404</u>	<u>THE 93RD STREET COMMUNITY MISSIONARY BAPTIST CHURCH, INC.</u>
<u>01-415</u>	<u>HOUSE OF GOD CHURCH</u>
<u>02-036</u>	<u>MARIE G. RENE</u>
<u>02-113</u>	<u>NORMA WILLIAMS</u>
<u>02-243</u>	<u>HHH (HUNTER'S HELPING HANDS), INC.</u>
<u>03-230</u>	<u>LEETTA TUFF</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/3/02 TO THIS DATE:

HEARING NO. 02-4-CZ8-2 (01-404)

3-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: THE 93RD STREET COMMUNITY MISSIONARY BAPTIST CHURCH, INC.

- (1) SPECIAL EXCEPTION and UNUSUAL USE to expand a religious facility and day care center onto additional property to the north, east and west.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a building of public assemblage setback 10' (25' required) from the front (east) property line and setback 27' (50' required) from the interior side (south) property line and setback 20' (25' required) from the side street (north) property line.
- (3) NON-USE VARIANCE OF SPACING REQUIREMENTS requiring buildings of public assemblage not to be closer than 75' to an existing residential building; to waive same to permit the proposed religious facility and day care facility within 75' of residential buildings to the south.
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking spaces of 17.91' in depth (18' required) and with a back-out aisle of 21.99' (22' required) on Lot #6 to the east.
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit drives and parking within 25' of an official right-of-way (not permitted).
- (6) NON-USE VARIANCE OF HEIGHT REQUIREMENTS to permit the religious facility with a height of 63' (35' permitted).
- (7) MODIFICATION of Condition #3 of Resolution 4-ZAB-443-71, passed and adopted by the Zoning Appeals Board, and last modified by Resolution 4-ZAB-311-92, reading as follows:

FROM: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Proposed One Story C.B.S. Addition for: 93rd Street Community Missionary Baptist Church,' consisting of 4 sheets, prepared by Soilprobe Engineering & Testing, Inc., dated received by Zoning Hearing Section Dade Co. Bldg. & Zoning Dept. on Dec. 30, 1991."

TO: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled '2330 N.W. 93RD Street Church,' as prepared by P.A. Design Group, Inc., dated 12/3/01 and consisting of 8 sheets."
- (8) MODIFICATION of Conditions #2 & #9 of Resolution CZAB8-21-99, passed and adopted by Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Day Care Center,' as prepared by Charles McKirahan, Jr., Architect, consisting of four sheets, dated revised Feb. 21, 1999."

CONTINUED ON PAGE TWO

APPLICANT: THE 93RD STREET COMMUNITY M. B. C., INC.

PAGE TWO

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '2330 N.W. 93RD Street Church,' as prepared by P.A. Design Group, Inc., dated 12/3/01 and consisting of 8 sheets."

FROM: "9. That the use shall be restricted to a maximum of 20 children."

TO: "9. That the use shall be restricted to a maximum of 70 children."

The purpose of these requests is to allow the applicant to revise the plans for a previously approved religious facility and day care center in order to show the expansion onto additional property, with additional parking areas and to allow more children.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing) and §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14 and the west 10' of Lot 13, Block 1, of WEST LITTLE RIVER TRACT TWO, Plat book 24, Page 8. AND: The east 330' of the south 168' of the north ½ of the SW ¼ of the NE ¼ of the SW ¼, less the east 25' for right-of-way road, in Section 3, Township 53 South, Range 41 East, of re-platted plat to be recorded. AND: The east 75' of the west 335', less the south 168.5', thereof, in the north ½ of the SW ¼, of the NE ¼, of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The east 75' of the west 260', less the south 168.5', thereof, in the north ½ of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The east 75' of the west 560' of the north 112.03' of the north ½ of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The east 75' of the west 485' of the north 112.03' of the north ½ of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The west 7.15' of Lot 5, and all of Lot 6, Block 2, TROPICAL PARK, Plat book 6, Page 38.

LOCATION: 2330 N.W. 93 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.44 Acres Net

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: HOUSE OF GOD CHURCH

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-192-81, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Church for Rev. Braddy,' prepared by Charles Mitchell, P. E., dated October 17, 1980 and revised March 13, 1981 as modified by staff."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Addition to House of God Church,' as prepared by Jeffrey Igoe, Architects, P.A., dated 10/1/99 and consisting of 7 sheets."

The purpose of this request is to allow the applicant to submit revised plans for a previously approved religious facility showing a Sunday school classroom addition.

- (2) NON-USE VARIANCE OF LANDSCAPING REQUIREMENTS to permit 0 street trees (11 street trees required).
- (3) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit 0 lot trees (3 required) and to permit 0 shrubs (140 shrubs required).
- (4) NON-USE VARIANCE OF ZONING AND LANDSCAPE REGUALTIONS requiring a hedge or wall where a parking lot abuts a residential zone to the east; to waive same.

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing) and §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 125' of the south 163.86' of the north 198.86' of the west ½ of the NW ¼ of the NE ¼ of the NW ¼, less the west 25' in Section 10, Township 53 South, Range 41 East.

LOCATION: 2390 N.W. 87 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16,386 sq. ft.

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANT: MARIE G. RENE

- (1) MODIFICATION of Conditions #2 and #6 of Resolution 4-ZAB-265-86, passed and adopted by the Zoning Appeals Board, and further modified by Resolution Z-274-89, passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Plans for Mr. & Mrs. Antoine Rochefort,' as prepared by Maracelin, dated 12-1-85 and last revised May 3, 1989."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Lord's Day Care Addition 332.0 sq. ft.,' as prepared by Arcon Engineering Group, Plan 'A' or Plan 'B' dated 6/16/01 and dated received 2/7/02 and consisting of 1 sheet each."

FROM: "6. That the use shall be restricted to a maximum number of 26 children."

TO: "6. That the use shall be restricted to a maximum number of 38 children."

The purpose of this request is to allow the applicant to submit 2 alternative site plans revising the previously approved plans for a day care center in showing an addition to the day care center and increasing the number of children allowed on this site.

- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a classroom area of 978 sq. ft. (1,333 sq. ft. required).
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking to back-out into the N.W. 84th Street Right-of-Way (not permitted).
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking, auto stacking and drives within 25' of an official right-of-way (N.W. 84th Street) (not permitted).
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit a minimum of 1 parking space (5 required).

REQUESTS #1 – 5 ARE ON PLANS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of conditions or Covenants After Public Hearing) and §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 4, NEW LITTLE RIVER ACRES, Plat book 42, Page 21.

LOCATION: 17 N.W. 84 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75.07' x 105.21'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: NORMA WILLIAMS

- (1) UNUSUAL USE to permit a day care center.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback of 23.65' from the front (east) property line (25' required).
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking or parking areas within 25' of an official right-of-way for N.W. 25th Avenue (not permitted).
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking spaces to back-out into the right-of-way for N.W. 25th Avenue (not permitted).
- (5) NON-USE VARIANCE OF ZONING REGULATIONS as applied to private schools to permit 0 auto stacking spaces (2 required).
- (6) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 3 parking spaces (9 parking spaces required).
- (7) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit a utility shed setback 4' from the rear (west) property line (5' required) and to setback 2' from the interior side (south) property line (7.5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Norma J. Williams; D/B/A: Norma and God's Little Angels Center," as prepared by Nagler & Renegar, Architects, dated 4/3/02 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 18, ACME GULFAIR, Plat book 40, Page 87.

LOCATION: 9800 N.W. 25 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 77' x 142'

PRESENT ZONING: RU-2 (Two Family Residential)

APPLICANT: HHH (HUNTER'S HELPING HANDS), INC.

- (1) SPECIAL EXCEPTION to permit a private school from first through eighth grade.
- (2) UNUSUAL USE to permit a community center.
- (3) NON-USE VARIANCE OF PRIVATE SCHOOL REQUIREMENTS to permit an outdoor recreation (playground) area of 4,413 sq. ft. (64,800 sq. ft. required).
- (4) NON-USE VARIANCE OF SETBACK AND SPACING REQUIREMENTS to permit the proposed school/community center setback 31' (50' required) from the rear (north) property line and setback 20' (50' required) from the interior side (east) property line and setback 49' 11.5" (50' required) from the interior side (west) property line, and space less than 75' from the north, east and west existing residential structures.
- (5) NON-USE VARIANCE OF PRIVATE SCHOOL REQUIREMENTS to permit 3 auto stacking spaces (5 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Hunter's Helping Hands Learning Center," as prepared by Nelly Martinez Williams, P. A., consisting of 6 sheets and dated August 7, 2002. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 22 through 25, Block 12, HIALEAH HEIGHTS, Plat book 28, Page 24 and the south ½ of an alley lying north and adjacent (closed per resolution 5334) in Section 16, Township 53 South, Range 41 East.

LOCATION: Lying 200' west of N.W. 30 Avenue & north of N.W. 57 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.5 Acre

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 03-12-CZ8-5 (03-203)

22-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: LEETTA TUFF

- (1) Applicant is requesting approval to permit a proposed duplex with a lot area of 6,316 sq. ft. (The underlying zoning district regulation requires 7,500 sq. ft.).
- (2) Applicant is requesting approval to permit a duplex with a lot frontage of 40'. (The underlying zoning district regulation requires 75').

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Duplex at 2236 N.W. 51 Terr., " as prepared by Charles C. Mitchell, P. E., dated 8/2/03 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 12 & 31, less the south 85' of Block 2, SUNNY SLOPE PARK, Plat book 15, Page 11.

LOCATION: 2236 N.W. 51 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 133.6'

PRESENT ZONING: RU-2 (Two Family Residential)